



City of Carmel

CARMEL/CLAY PLAN COMMISSION AGENDA

JANUARY 20, 2004

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Swearing-in of New Members, Elections, and Appointments:**

- 1h. Swearing-in of New Members/Introduction**
- 2h. Election of President**
- 3h. Election of Vice-President**
- 4h. Election of Member to Board of Zoning Appeals**
- 5h. Election of Member to Hamilton County Plan Commission**
- 6h. Election of Member-at-Large**

I. Public Hearings:

- 1i. Docket No. 119-03 PP (#03080005) Freiburger-Mitchel Farms - Primary Plat**
The applicant seeks approval for a 4-lot subdivision.. The site is located at the southwest corner of 141st Street and Spring Mill Road. The site is zoned S-1 /Residence Very Low Intensity.
Filed by Allan Weihe at Weihe Engineers on behalf of J.R. Freiburger.
- 2i. Docket No. 164-03 DP/ADLS (#030100016) Tom Wood Subaru** The applicant seeks to construct a new auto sales building. The site is located at 3230 E 96th Street. The site is zoned B-3/Business.
Filed by Lawrence Lawhead of Barnes & Thornburg.

- 3i. Docket No. 188-03 PP (#03120002): Chateaux de Moulin - Primary Plat**
The applicant seeks to plat a 6-lot subdivision. The applicant also seeks the following subdivision waivers:
188-03a SW (#03120005) SCO 6.3.7 cul-de-sac length
188-03b SW (#03120006) SCO 6.3.20 private street
188-03c SW (#03120032) SCO 6.3.3 stub street
The site is located west of 116th Street & Spring Mill Road. The site is zoned S-2/Residence.
Filed by Joseph Calderon of Ice Miller for Campbell Development 2, LLC.
- 4i. Docket No. 189-03 PP (#03120003):**
Carlson Corner Subdivision (Minor)- Primary Plat
The applicant seeks to plat a 4-lot subdivision. The site is located at the SE corner 141st St/Towne Rd. The site is zoned S-1/Residence-Estate.
Filed by Craig Carlson of The 4 C Group.
- 5i. Docket No. 193-03 DP/ADLS (#03120009)**
Park Northwestern Lot 13A (Starbucks)
The applicant seeks to construct a new commercial building. The site is located at the southwest corner of Michigan Rd & Northwestern Dr. The site is zoned I-1/Industrial within the US 421/Michigan Rd Overlay Zone.
Filed by Trent Newport of Crossroad Engineers.
- 6i. Docket No. 194-03 Z (#03120010) Miller Property - Rezone**
The applicant seeks to rezone 3 acres from S-1/Residence to B-3/Business within the US 421/Michigan Rd Overlay Zone. The site is located at 11411 N Michigan Road.
Filed by David Warshauer, attorney, for Margaret M. Miller Living Trust.
- 7i. Docket No. 195-03 PP (#03120011): Schaffer Subdivision- Primary Plat**
The applicant seeks to plat a 54-lot subdivision on 41 acres +/- . The site is located at the northwest corner 131st St/West Rd. The site is zoned S-1/Residence-Estate.
Filed by Jeff Douglass of Insight Engineering for Pittman Partners..
- 8i. Docket No. 196-03 PP Amend; (#03120012); Heather Knoll Subdivision**
The applicant is requesting approval of an amended Primary Plat to allow 79 lots on 39.587 acres +/- . The site is located northwest of 141st St and Towne Rd. The site is zoned S-1/Residence - Very Low Intensity. The petitioner also seeks approval of the following Subdivision Waiver:
196-03a SW (#03120013) *SCO 7.1* subdivision base density
Filed by Dennis Olmstead of Stoeppelwerth & Assoc. for Pittman Partners.

**9i-20i. Docket Nos. 174-03 Z (03110029) through 185-03 Z (03110040)
Carmel/Clay Parks Rezones Various Carmel/Clay Township Park Sites,
P-1 Rezones**

Petitioner seeks a favorable recommendation of a rezone for the following properties to P-1/Parks and Recreation:

174-03 Z (03110029) Hazel Landing Park: S-1 Residence. E 106th / Hazel Dell

175-03 Z (03110030) Carey Grove Park: R-1 Residence. NE Carey Rd/E Smokey Row

176-03 Z (03110031) Central Park: R-1 Residence. NE College Avenue & 111th Street

177-03 Z (03110032) Cherry Tree Park: S-1 Residence SE Cherry Tree / Hazel Dell

178-03 Z (03110033) Founders Park: R-2 Residence. NE E 116th St/Hazel Dell Pkwy

179-03 Z (03110034) Monon N & S Trailheads: R-1 & S-2 Residence. Roher Rd/Grace Dr and I-465/E 96th St.

180-03 Z (03110035) Flowing Well Park: S-1 Residence. NE Gray Rd/E 116th St.

181-03 Z (03110036) West Park: S-1 Residence. 1/2 mi west of W 116th St/Towne Rd.

182-03 Z (03110037) Inlow Park: S-1 Residence. E of Hazel Dell Pkwy/E 131st St.

183-03 Z (03110038) River Trail: S-1 Residence. Along River Rd, btwn 126th St/Tall Timber Run.

184-03 Z (03110039) Lenape Trace Park: R-4 Residence. NW Westfield/E 96th St

185-03 Z (03110040) Meadowlark Park: R-2 Residence. SW Smokey Row/Old Meridian.

Filed by the Department of Community Services.

**21i-25i. Docket Nos. 199-03 Z (#03120020) through 203-03 Z (#03120016)
Carmel/Clay Parks Rezones (5)**

199-03 Z (#03120020) Monon Trail: multiple zonings.

~~**200-03 Z (#03120019) Pleasant Grove Park:** R-1/Residence.
SE of Penn. St/E 111th St. (Withdrawn)~~

201-03 Z (#03120018) Prairie Meadow Park: S-1/Residence.
NE of Hazel Dell/E 131st St.

~~**202-03 Z (#03120017) River Heritage Park:** S-1 Residence.
NE of Hazel Dell Pkwy/E 106th St. (Withdrawn)~~

203-03 Z (#03120016) Carmelot Park: S-1 Residence. NE of E 106th St/Hazel Dell

The applicant seeks to Rezone 5 areas to P-1/Parks throughout Carmel/Clay Township.

Filed by Carmel Department of Community Services.

J. Old Business:

**1j. Docket No. 149-03 DP (#03090027)
Weston Park - Development Plan**

The applicant seeks approval to construct 3 buildings. The site is located at the southwest corner of 106th and US 421. The site is zoned I-1/ Industrial and is within the US 421 Overlay.

Filed by Paul Reis of Drewry Simmons, Pitts & Vornehm for Kite Development Co, Inc.

2j. Docket No. 154-03 ADLS (#03100005)

Weston Park - National Bank of Indianapolis

The applicant seeks approval build a financial institution building. The site is located at the southwest corner of 106th and US 421. The site is zoned I-1/ Industrial and is within the US 421 Overlay.

Filed by E. Davis Coots of Coots, Henke, & Wheeler, P.C. for National Bank of Indianapolis.

3j. The Docket No. 153-03 ADLS (#03100004) Weston Park- Signage

The applicant seeks approval of the site's signage plan. The site is located at the southwest corner of 106th and US 421. The site is zoned I-1/ Industrial and is within the US 421 Overlay.

Filed by Paul Reis of Drewry Simmons, Pitts & Vornehm for Kite Development Co, Inc.

4j. Docket No. 163-03 DP (#030100015)

**Carmel Science & Technology Park, Lots 11B & 11C:
Congressional Flex Space- Development Plan**

The applicant seeks to construct two buildings. The site is located at southwest 122nd St & Congressional Blvd. The site is zoned M-3/Manufacturing.

Filed by Mila Slepaya of Mid-States Engineering.

5j. Docket No. 78-03 PP Amend; (03050038);

The Lakes at Hamilton Place (*Formerly: Eagle Ridge Subdivision*)

The applicant is requesting approval of an amended Primary Plat to allow a private street. The site is located on the north side of West 116th Street, 1/4 mile east of US 421. The site is zoned S-1/Residence - Estate. The petitioner also seeks approval of the following Subdivision Waiver:

78-03a SW (03050039) SCO 6.3.20 private streets (*this Waiver Only*)

The site is located on the north side of West 116th Street, 1/4 mile east of US 421. The site is zoned S-1/Residence - Estate.

Filed by David Sexton of Schneider Engineering for Dura Development, Inc.

K. New Business:

1k. Docket No. 198-03 ADLS (#03120015) (*TABLED*)

Greyhound Commons, Phase II - ADLS

The applicant seeks approval build a restaurant building. The site is located at the southwest corner of Greyhound Pass and E. 146th Street. The site is zoned PUD-Planned Unit Development.

Filed by Paul Reis of Drewry Simmons Pitts & Vornehm for Kite Greyhound, LLC.

L. Adjournment